

Article 5

Zoning Districts

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Sec. 5.1 General

5.1.1 Establishment of Zoning Districts

5.1.1.1 Base Zoning Districts

The following base zoning districts are hereby established:

- a. AG, Agricultural
- b. RE, Rural Estate
- c. E, Estate
- d. R-1, Residential
- e. R-2, Residential
- f. R-3, Residential
- g. R-4, Residential
- h. R-5, Residential
- i. R-6, Residential
- j. RR, Resort Residential
- k. GO, General Office
- l. LC, Limited Commercial

- m. RC, Recreational Commercial
- n. GC, General Commercial
- o. LI, Limited Industrial
- p. II, Intensive Industrial
- q. OS, Open Space
- r. GW, Gateway [Revised 03.13.07]

5.1.1.2 Zoning District Hierarchy

References in this Ordinance to less restrictive or more restrictive zoning districts refer to the base zoning districts established in this section and represent a progression from the AG district, the most restrictive base zoning district, to the II district, the least restrictive base zoning district. The OS district and the GW district are not included within the hierarchy. [Revised 03.13.07]

5.1.2 Zoning Map

The boundaries of the zoning districts established by this Ordinance are shown on the “Official Zoning Map of Lake County, Illinois” which is a part of this Ordinance as fully as if it were set out in this Ordinance in detail. Original zoning district maps are maintained in the office of the Planning, Building and Development Director. In case of any dispute regarding the zoning classification of property subject to this Ordinance, the original maps maintained by the Planning, Building and Development Director shall control.

5.1.2.1 Omitted Land

It is the intent of this Ordinance that every part of unincorporated Lake County be included in one of the zoning districts established by this Ordinance. Any land located now or in the future outside of municipalities not shown to be included in a zoning district shall be deemed to be classified in the AG district.

5.1.2.2 Additional Land Areas

Any land area that comes under the jurisdiction of this ordinance shall automatically be classified in the AG district.

5.1.2.3 District Boundaries

The following rules govern interpretations regarding the location of zoning district boundaries.

a. Municipal Boundaries

Boundaries shown as following or approximately following the limits of any incorporated municipality shall be construed as following those limits.

b. Streets

Unless otherwise indicated on the map, boundaries shown as following or approximately following streets shall be construed to follow the centerlines of those streets,

except in the case of Interstate Highways. In the case of Interstate Highways, boundaries shall be construed as following rights-of-way lines.

c. Property Lines

Boundary lines shown as following or approximately following platted lot lines or other property lines shall be construed as following those lines, as shown on the Lake County Tax Maps.

d. Section Lines

Boundaries shown as following or approximately following Section lines, half-section lines, or quarter-section lines shall be construed as following those lines.

e. Railroads

Unless otherwise indicated on the map, boundaries shown as following or approximately following railroad lines shall be construed to lie midway between the main tracks of those railroad lines.

f. Shorelines

Boundaries shown as following or approximately following shorelines of any body of water shall be construed to follow the mean high waterlines of that body of water, and, in the event of change in the mean high waterline, shall be construed as moving with the actual mean high waterline.

g. Watercourses

Boundaries shown as following or approximately following the centerlines of streams, rivers, or other continuously flowing watercourses shall be construed as following the channel centerline of those watercourses taken at mean low water, and, in the event of a natural change in the location of those streams, rivers, or other watercourses, the zone boundary shall be construed as moving with the channel centerline.

h. Map Scale and Distances

Boundaries shown as separated from, and parallel or approximately parallel to, any of the features listed in this subsection shall be construed to be parallel to those features and at such distances as are shown on the zoning district map. Distances not specifically indicated on the map shall be determined by the scale of the map.

Sec. 5.2 AG, Agricultural District

5.2.1 Description

The AG, Agricultural district is intended to promote and protect agricultural land uses. The standards of the AG district are designed to permit development that is compatible with existing rural character and agricultural uses such as cropland, pasture land, orchards, vineyards, and nurseries, confined feeding operations, equestrian facilities. [Revised 11.08.05] The AG district is intended to implement and correspond to the Regional Framework Plan's "Agricultural" future land use designation. [Revised 11.08.05]

5.2.2 Uses

Uses are allowed in the AG district in accordance with the Use Table of Sec. 6.2.

5.2.3 Dimensional Standards

All development in the AG district is subject to the density and dimensional standards of Article 7.

Sec. 5.3 RE, Rural Estate District

5.3.1 Description

The RE, Rural Estate district is intended to accommodate very low-density, very large-lot residential development and to provide permanent protection for areas that develop in such a manner. The district is intended to accommodate only a very small amount of the county's future housing needs, generally serving the housing needs of those who desire to live in a very rural, very low-density estate areas and are willing to assume the costs of doing so. Because of the relatively sparse population in RE-zoned areas, the county will not give high priority to the provision of public services in such areas. Instead, public service provision by the county will be concentrated in areas where more intense future development is called for by the Regional Framework Plan. [Revised 11.08.05] The very low densities permitted in the RE district generally permit (in accordance with applicable Health Department rules) on-site, individual sewage disposal systems and wells, thereby reducing the need for inefficient public expenditures. The RE zoning district is intended to implement and correspond to the Regional Framework Plan's "Residential – Large Lot" future land use designation. Development in this district should follow the character description in the Regional Framework Plan's "Rural Large Lot Subdivisions" or the "Conservation Development" section of the Community Character chapter.[Revised 11.08.05]

5.3.2 Uses

Uses are allowed in the RE district in accordance with the Use Table of Sec. 6.2.

5.3.3 Dimensional Standards

All development in the RE district is subject to the density and dimensional standards of Article 7.

Sec. 5.4 E, Estate and R-1 Residential Districts [Revised 11.08.05]

5.4.1 Description

The E, Estate and R-1 districts are intended to accommodate low-density, large-lot residential, development and to ensure the protection of areas that develop in such a manner. These districts are a higher density version of the very-low density RE district. Like the RE district, the E and R-1 districts are expected to accommodate only a very small amount of the county's overall housing needs. These districts primarily serve those households who desire to live in low-density estate areas and are willing to assume the costs of doing so. Because of the relatively sparse population in E-zoned and R-1-zoned areas, the county will not give high priority to the provision of public services in such areas. Instead, public service provision by the county will be concentrated in areas where more intense future development is called for by the Regional Framework Plan. The low densities permitted in the E and R-1 districts generally permit (in accordance with applicable Health Department rules) on-site, individual sewage disposal systems and wells, thereby reducing the need for inefficient public expenditures. The E and R-1 districts are intended to implement and correspond to the Regional Framework Plan's "Residential-Medium Lot" future land use designation. [Revised 11.08.05]

5.4.2 Uses

Uses are allowed in the E and R-1 districts in accordance with the Use Table of Sec. 6.2. [Revised 11.08.05]

5.4.3 Dimensional Standards

All development in the E and R-1 districts is subject to the density and dimensional standards of Article 7. [Revised 11.08.05]

Sec. 5.5 R-2, R-3 and R-4 Residential Districts [Revised 11.08.05]

5.5.1 Description

The R-2, R-3 and R-4 zoning districts are expected to accommodate a large percentage of the residential growth projected in unincorporated Lake County over the 20-year planning horizon covered by the Regional Framework Plan. The districts are primarily intended to accommodate moderate density residential development that can be served by the full range of infrastructure. The districts are generally intended to be applied in areas with existing infrastructure. The uses and densities allowed in the R-2, R-3 and R-4 districts (1.33 to 2.5 units per acre) offer Lake County residents a variety of housing choices in the moderate density range. The R-2, R-3 and R-4 districts are intended to implement the Regional Framework Plan's "Residential" future land use designations. [Revised 11.08.05]

5.5.2 Uses

Uses are allowed in R-2, R-3 and R-4 districts in accordance with the Use Table of Sec. 6.2. [Revised 11.08.05]

5.5.3 Dimensional Standards

All development in the R-2, R-3 and R-4 districts is subject to the density and dimensional standards of Article 7. [Revised 11.08.05]

Sec. 5.6 R-5 and R-6 Residential Districts [Revised 11.08.05]

5.6.1 Description

The R-5 and R-6 zoning districts are also intended to accommodate a substantial portion of Lake County's residential growth over the 20-year planning horizon covered by the Regional Framework Plan. Because of the densities allowed and the need for infrastructure and convenient access to shopping, employment and other uses. In all cases, development in the R-5 and R-6 districts shall be adequately served by infrastructure. By allowing many residential development options (from detached houses on medium-size lots to moderate density, multi-story apartments), the R-5 and R-6 districts provide the widest range of housing choices for Lake County residents. Although the R-5 and R-6 districts allow moderate to high residential densities they are not generally appropriate for application in areas that are most appropriately suited to intensive nonresidential development. The R-5 and R-6 districts are intended to implement the Regional Framework Plan's "Residential – Small Lot" and "Residential - Multi-Family" future land use designations. [Revised 11.08.05]

5.6.2 Uses

Uses are allowed in R-5 and R-6 districts in accordance with the Use Table of Sec. 6.2. [Revised 11.08.05]

5.6.3 Dimensional Standards

All development in the R-5 and R-6 districts is subject to the density and dimensional standards of Article 7.
[Revised 11.08.05]

Sec. 5.7 RR, Resort Residential

5.7.1 Description

The RR, Resort Residential district is intended to be applied in developed areas near lakes and other recreational resources to preserve the existing resort-residential character of such areas. The regulations of the RR district are intended to encourage maintenance and upkeep of existing resort residential neighborhoods, while ensuring that any new development is of a similar character and scale. It is not generally intended to be applied to large, undeveloped parcels. The RR district is intended to implement the Regional Framework Plan's "Retail/Commercial" future land use designation. [Revised 11.08.05]

5.7.2 Uses

Uses are allowed in the RR district in accordance with the Use Table of Sec. 6.2.

5.7.3 Dimensional Standards

All development in the RR district is subject to the density and dimensional standards of Article 7.

Sec. 5.8 GO, General Office

5.8.1 Description

The GO, General Office district is primarily intended to accommodate office, office park and research park development generally adjacent to primary highways. Standards that apply to development in the GO district ensure that development is visually attractive and well-buffered from abutting roadways and residential areas. The GO district is appropriate for application to areas that have been developed with office and research park uses. It may also be used to accommodate new development proposals that are or can be served by infrastructure. The GO district is intended to implement the Regional Framework Plan's "Office/Research" future land use designation. [Revised 11.08.05]

5.8.2 Uses

Uses are allowed in the GO district in accordance with the Use Table of Sec. 6.2.

5.8.3 Dimensional Standards

All development in the GO district is subject to the density and dimensional standards of Article 7.

Sec. 5.9 LC, Limited Commercial

5.9.1 Description

The LC, Limited Commercial district is primarily intended to accommodate neighborhood-oriented, low-intensity retail sales and service uses. It is appropriate for application in areas that have been developed with uses

allowed in the district, and it may also be used to accommodate new development proposals that should be served by all infrastructure and are compatible with nearby residential uses. The LC district is intended to implement the Regional Framework Plan's "Retail/Commercial" land use designation. [Revised 11.08.05]

5.9.2 Uses

Uses are allowed in the LC district in accordance with the Use Table of Sec. 6.2.

5.9.3 Dimensional Standards

All development in the LC district is subject to the density and dimensional standards of Article 7.

Sec. 5.10 RC, Recreational Commercial

5.10.1 Description

The RC, Recreational Commercial district is primarily intended to accommodate commercial activities that are dependent upon locations near recreational resources, such as lakes. The district also accommodates retail sales and service and other convenience uses that customarily provide service near recreational areas. The regulations of the RC district are intended to encourage maintenance and upkeep of existing commercial recreation neighborhoods, while ensuring that any new development is of a similar character and scale. It is not generally intended to be applied to large, undeveloped parcels. The RC district is intended to implement the Regional Framework Plan's "Retail/Commercial" future land use designation. [Revised 11.08.05]

5.10.2 Uses

Uses are allowed in the RC district in accordance with the Use Table of Sec. 6.2.

5.10.3 Dimensional Standards

All development in the RC district is subject to the density and dimensional standards of Article 7.

Sec. 5.11 GC, General Commercial

5.11.1 Description

The GC, General Commercial district is intended to accommodate commercial uses. The GC district is not a neighborhood-oriented district and is not generally appropriate for application within residential areas. It is intended to be used to accommodate existing commercial uses. It may also be used to accommodate new development proposals. In all cases, new development in the GC district should be adequately served by infrastructure. The GC district is intended to implement the Regional Framework Plan's "Retail/Commercial" future land use designation. [Revised 11.08.05]

5.11.2 Uses

Uses are allowed in the GC district in accordance with the Use Table of Sec. 6.2.

5.11.3 Dimensional Standards

All development in the GC district is subject to the density and dimensional standards of Article 7.

Sec. 5.12 LI, Limited Industrial

5.12.1 Description

The LI, Limited Industrial district is primarily intended to accommodate low-intensity industrial uses. It is intended to be used to accommodate existing low-intensity industrial uses. It may, however, also be used to accommodate new development proposals in areas that are or can be adequately served by infrastructure. The LI district is intended to implement the Regional Framework Plan's "Industrial" future land use designation. [Revised 11.08.05]

5.12.2 Uses

Uses are allowed in the LI district in accordance with the Use Table of Sec. 6.2.

5.12.3 Dimensional Standards

All development in the LI district is subject to the density and dimensional standards of Article 7.

Sec. 5.13 II, Intensive Industrial

5.13.1 Description

The II, Intensive Industrial district is primarily intended to accommodate existing heavy industrial uses. It may, however, also be used to accommodate new development proposals in areas that are adequately served by infrastructure. The II district is intended to implement the Regional Framework Plan's "Industrial" future land use designation. [Revised 11.08.05]

5.13.2 Uses

Uses are allowed in the II district in accordance with the Use Table of Sec. 6.2.

5.13.3 Dimensional Standards

All development in the II district is subject to the density and dimensional standards of Article 7.

Sec. 5.14 OS, Open Space

5.14.1 Description

The OS, Open Space district is primarily intended to accommodate and protect those lands designated in the Framework Plan as fulfilling local and regional public open space needs in the county. As such, only those uses that are compatible with or otherwise support public recreational, resource conservation or other open space purposes are permitted within the district. The OS district is not intended to accommodate new development but rather to respond to the regional open space needs generated by a growing population, as well as to accommodate those uses that by their very nature are of an open space character, with very low development intensity. The OS district is intended to implement the Regional Framework Plan's "Open Space" future land use designation. [Revised 11.08.05]

5.14.2 Uses

Uses are allowed in the OS district in accordance with the Use Table of Sec. 6.2.

5.14.3 Dimensional Standards

All development in the OS district is subject to the density and dimensional standards of Article 7.

Sec. 5.15 GW, Gateway [Revised 03.13.07]

5.15.1 Description

The GW, Gateway Zoning District is intended to implement Chapter 12 of the Lake County Regional Framework Plan, entitled "Gateway Economic Development Plan." The "Gateway Economic Development Plan" establishes a long-term vision for high quality economic development that will provide desirable jobs, a strong tax base, convenient community services, and preserve the area's natural resources. The GW, Gateway Zoning District regulations establish land uses and standards for development of land within the defined Gateway Economic Development Area as shown on the Future Land Use Map, adopted by the Lake County Board on February 13, 2007. Applications for rezoning to the GW, Gateway Zoning District may only be made by landowners within this area; the GW, Gateway Zoning District is not available elsewhere.

5.15.2 Uses

Uses are allowed in the GW, Gateway Zoning District in accordance with the provisions of Article 15.

5.15.3 Dimensional Standards

All development in the GW, Gateway Zoning District is subject to the standards contained in Article 15.

